



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	MVK-2004-401
EVALUATOR:	Anne Woerner
PHONE NO.:	(601) 631-5298
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	January 27, 2006
EXPIRATION DATE:	February 17, 2006

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality, are considering an application for a Department of the Army permit and State water quality certification for the work described herein. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F, at the above address and the Mississippi Department of Environmental Quality, Office of Environmental Services, Post Office Box 10385, Jackson, MS 39189-0385, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. William D. Wicker
Green Hills Development Company, LLC
125 South Congress St.
Suite 1610
Jackson, MS 39201-3399

Name of Agent

Mr. Clay Cromwell
Wildlife Technical Services
Post Office Box 820188
Vicksburg, MS 39182-0188

Location of Work: Sections 26, 27, 34, and 35, T5N-R3E, latitude 32.239825, longitude -89.970908, within the Pearl River drainage basin, Rankin County, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following description of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to place fill into wetlands and other waters of the United States for the construction of a single and multi-family residential subdivision, and a commercial development. This development includes restaurants and retail shopping areas located along the south boundary of U.S. Highway 18 in Brandon, Mississippi. The purpose of the proposed work is to help meet the demand for retail development and residential housing within the area as a result of the substantial growth that is taking place in Rankin County.

The proposed project includes the construction of approximately 609 single family houses, 273 townhouses/condominiums, and the associated streets, sewer, and utilities. The project also includes construction of restaurants and retail shopping areas and other commercial/retail development totaling approximately 726,400 square feet. Interlaced within the planned residential developments would be the construction of a 41-acre lake within a segment of Richland Creek.

The planned lake would offer adequate flood storage capabilities. The intent of the lake site is to reduce the flood impacts and to provide adequate free board to accept the stormwater flows produced from the new development. The proposed project also includes a greenspace plan that includes green strips or grassed swales located throughout the development to carry stormwater from the development areas to the proposed lake site. Additionally, the greenspace and proposed project landscaping would provide water quality filtering functions within the developed areas. The anticipated stormwater flows would move through the landscaped areas, through the filter strips interlaced throughout the development areas, and then through the filter strip areas along the banks of the lake before entering the lake. Check dams and or filter rip rap blankets would be placed as needed to provide further water quality filtering functions. Based upon the project design approximately 12% of the total site would be maintained as green space and utilized for water quality functions throughout the development.

The 403.83-acre project site includes 22.08 acres of forested and herbaceous wetlands and 12.15 acres of other waters of the United States. It is predominantly an upland open-field habitat with characteristic upland intermittent stream drainage and wetland depressional areas. Project construction would impact 10.7 acres of vegetated wetlands and 10.5 acres of other waters of the United States. Approximately 51,788 cubic yards of silty clay loam would be used to fill the jurisdictional wetlands and approximately 33,557 cubic yards of silty clay loam would be used to fill the other waters of the United States. Primary woody vegetation on the project site includes elm, willow oak, black willow, green ash, and swamp privet. Herbaceous vegetation found

on the project site includes species from the Polygonum, Scirpus, Paspalum, and Juncus genera, and broom sedge. The principal drainage is maintained through Richland Creek and five intermittent streams that flow in a northeast to southwest orientation through the length of the property. There are six farm ponds scattered throughout the property.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and placement of fill material requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Rankin County, Mississippi in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

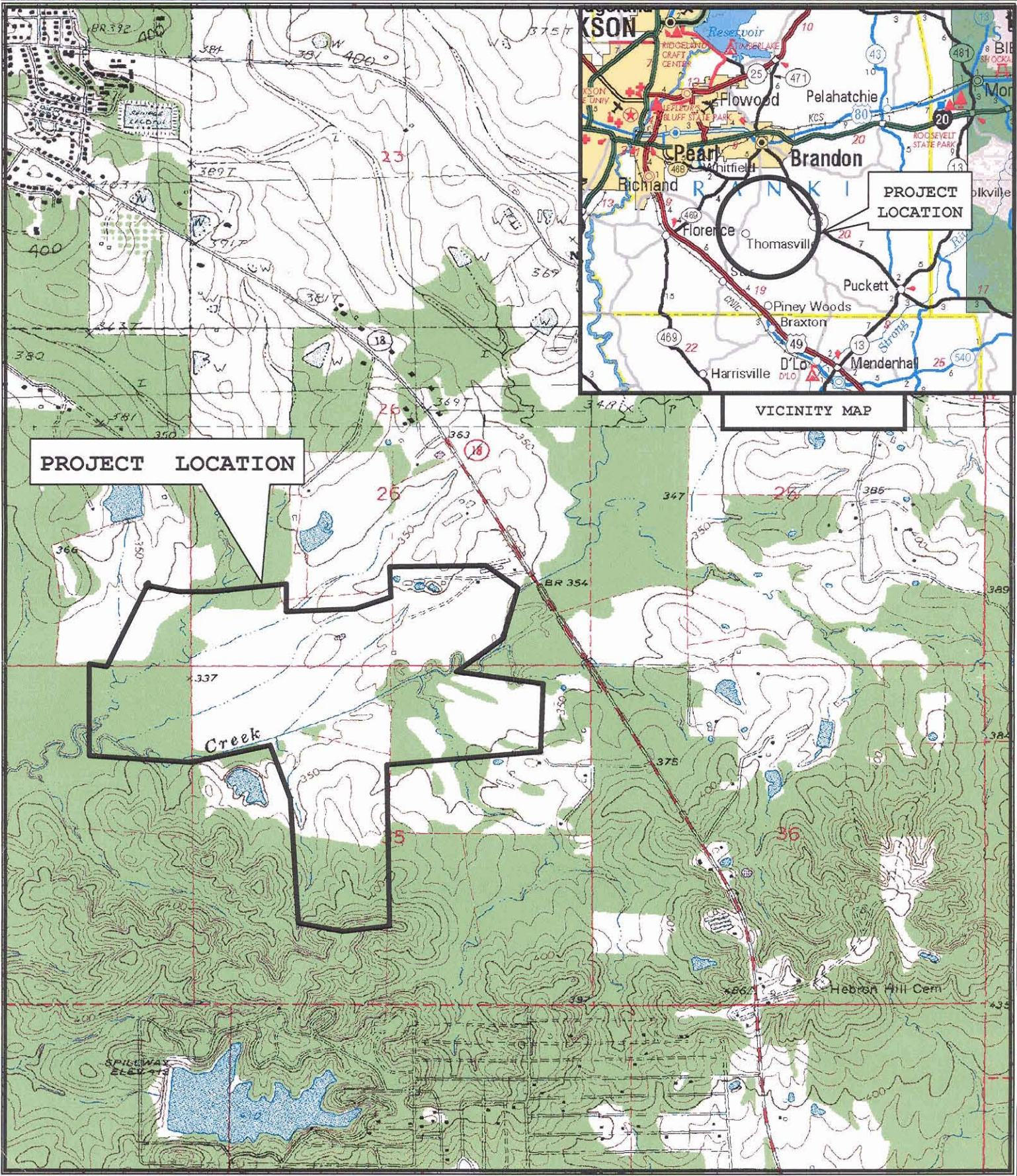
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

W. Harold Lee
Team Leader
Evaluation Section

GREEN HILLS RESIDENTIAL AND COMMERCIAL DEVELOPMENT

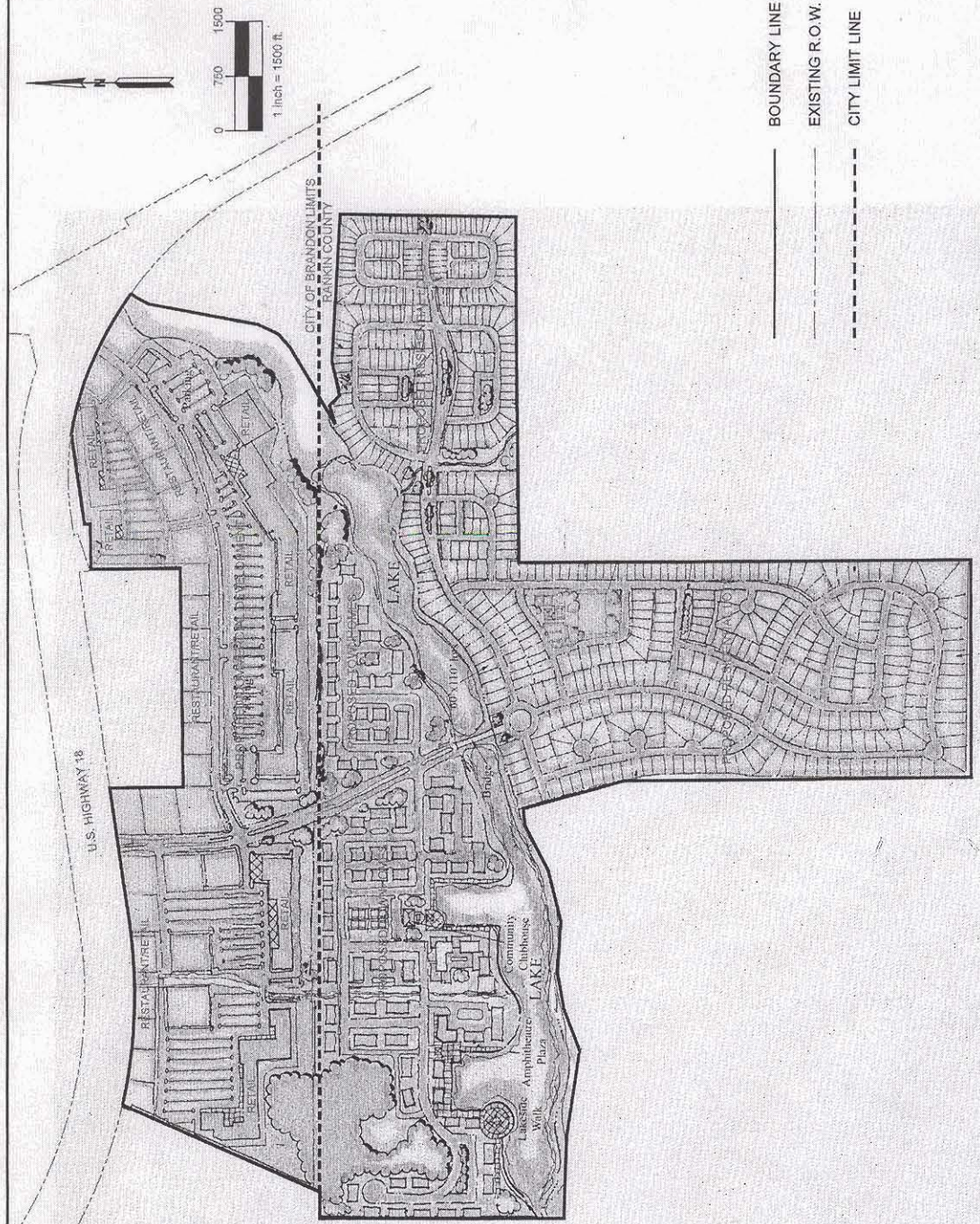


PUCKETT NW QUAD

1:24,000



CEMVK-OD-FE ASW-MVK-2004-401
WILLIAM D. WICKER



834 WILSON DRIVE
SUITE A
RIDGELAND, MS 39157
TEL (601) 899-5158
FAX (601) 899-5110

MSW
MENDROP-WAGES

MASTER PLAN
GREEN HILLS RESIDENTIAL/COMMERCIAL DEVELOPMENT
RANKIN COUNTY, MS

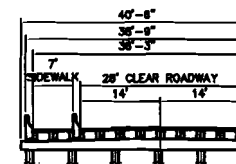
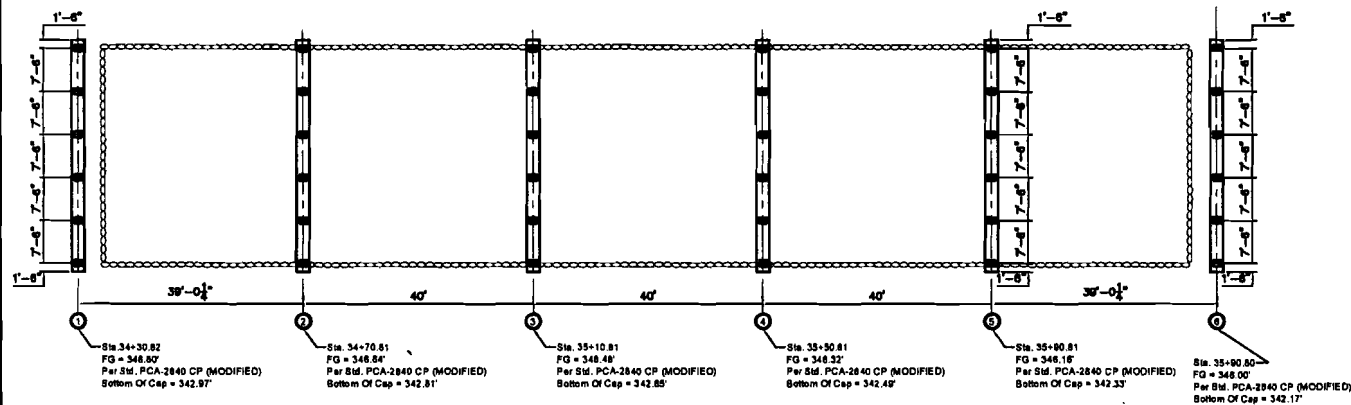
P.O. BOX 820188
VICKSBURG, MISSISSIPPI
39182-0188
601-634-0097
601-630-3778 (FAX)

**WILDLIFE TECHNICAL
SERVICES, INC.**
(W.T.S.I.)



CEMVK-OD-FE ASW-MVK-2004-401

WILLIAM D WICKER



GENERAL NOTES

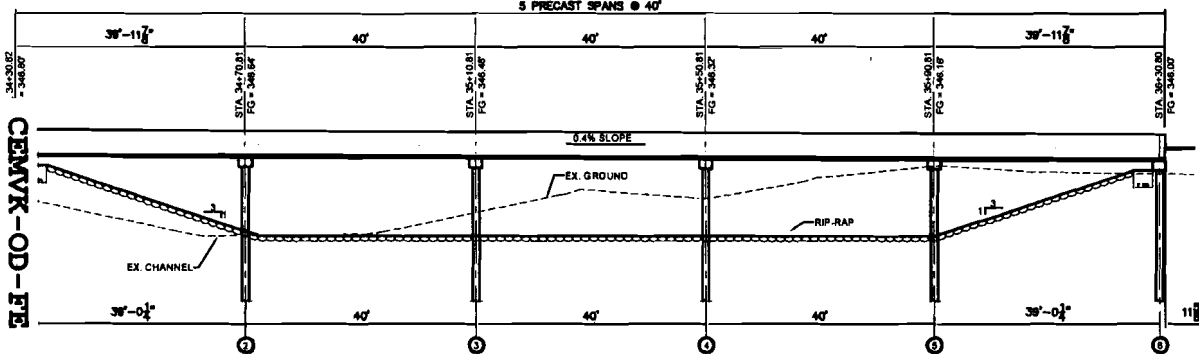
- SPECIFICATIONS: MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 1988 EDITION.
- NO UNAUTHORIZED CHANGE OF PLANS WILL BE PERMITTED.
- EXPANSION JOINT MATERIAL SHALL BE BITUMINOUS FIBER TYPE. CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH SECTION 8-404.23 OF THE SPECIFICATIONS.
- ALL WORK FOR WHICH NO PAY ITEMS ARE PROVIDED IN THE PROPOSAL WILL NOT BE PAID FOR DIRECTLY AND COMPENSATION THEREFORE WILL BE CONSIDERED INCLUDED IN THE PRICE AND PAYMENTS FOR BID ITEMS.
- IF A PILING DOES NOT ACHIEVE PILE BEARING WITHIN TEN FEET BELOW SPECIFIED PILE MINIMUM TIP ELEVATION, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER PILING BEING DRIVEN. AFTER REVIEW OF THE PILE REPORT, THE ENGINEER WILL THEN DETERMINE WHETHER OR NOT TO REQUIRE A LOAD TEST.

STANDARD SPEC.

PC-40
PCA-2840 CP (MOD)
PCBR-1(40)
PC-19.31-9-84
PC-PADS-88

40' - PRECAST SPAN 3'-8" UNIT
PRECAST CAP - 14"x14" CONCRETE PILING
40' PRECAST BARRIER RAIL UNIT
PRECAST WINGWALL - 10' LONG
NEOPRENE PADS

TOTAL LENGTH OF BRIDGE = 186'-11 1/2"
28 FT. CLEAR ROADWAY W/ 7 FT. SIDEWALK
5 PRECAST SPANS @ 40'



ESTIMATED BRIDGE QUANTITIES									
ITEM LOCATION	14" CONC. PILING	TEST PILES	40' PRECAST SLAB (3'-8") INT. UNIT	40' PRECAST SLAB (3'-8") EXT. UNIT	PRECAST CAPS INT. UNIT	PRECAST CAPS END UNIT	PRECAST WINGS	CONC. BRIDGE RAILING	LOOSE RIPRAP (300#)
UND. BRIDGE									
INT. PILES			14	6	4			8	
EXT. PILES			2	1				1	
TOTALS			36	15	4	2	4	15	

REVISIONS	DESCRIPTION	BY
1		
2		
3		

GREEN HILLS BOULEVARD
GREEN HILLS DEVELOPMENT
CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI

PRECAST CONCRETE BRIDGE LAYOUT

PATH: C:\Land Projects\10-102-08-415\MyGis\10-102-08-415_BROGDETAILS.dwg



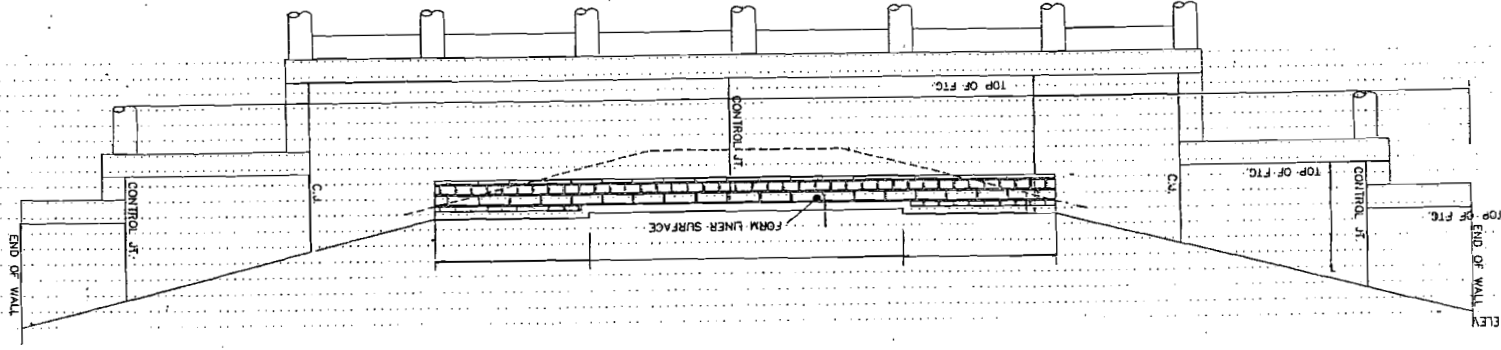
834 WILSON DRIVE
SUITE A
RIDGELAND, MS 38117
TEL (807) 690-5156
FAX (807) 690-5110

DRAWN BY:
CHECKED BY:
SCALE: 1" = 10'
DATE: DECEMBER 2008
PROJECT NO: C-102-08-41

SHEET NO.
7.0

WILLIAM D WICKER

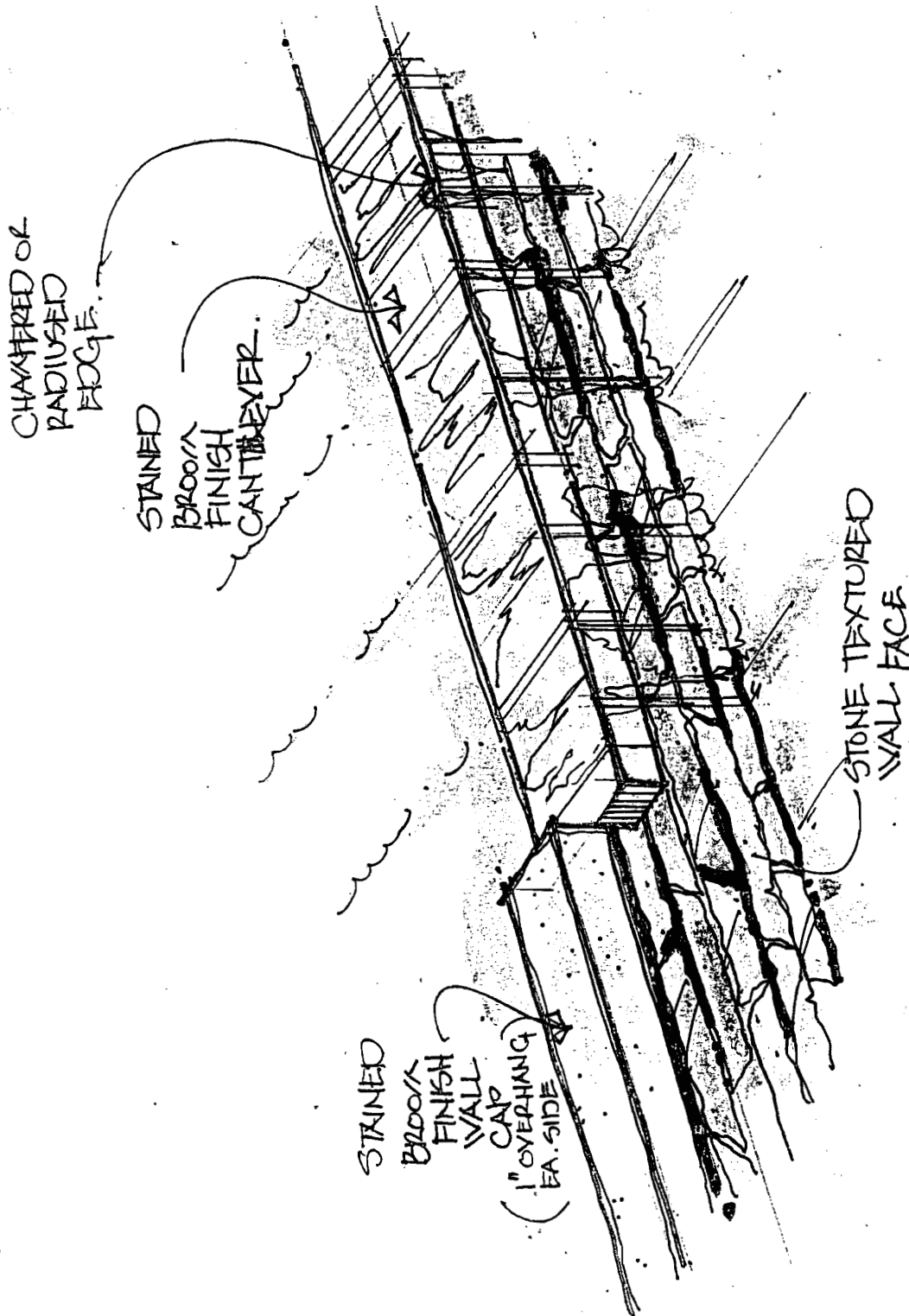
ASW-MVK-2004-401



WEIR PROFILE

CEMVK-OD-FE ASW-MVK-2004-401

WILLIAM D WICKER



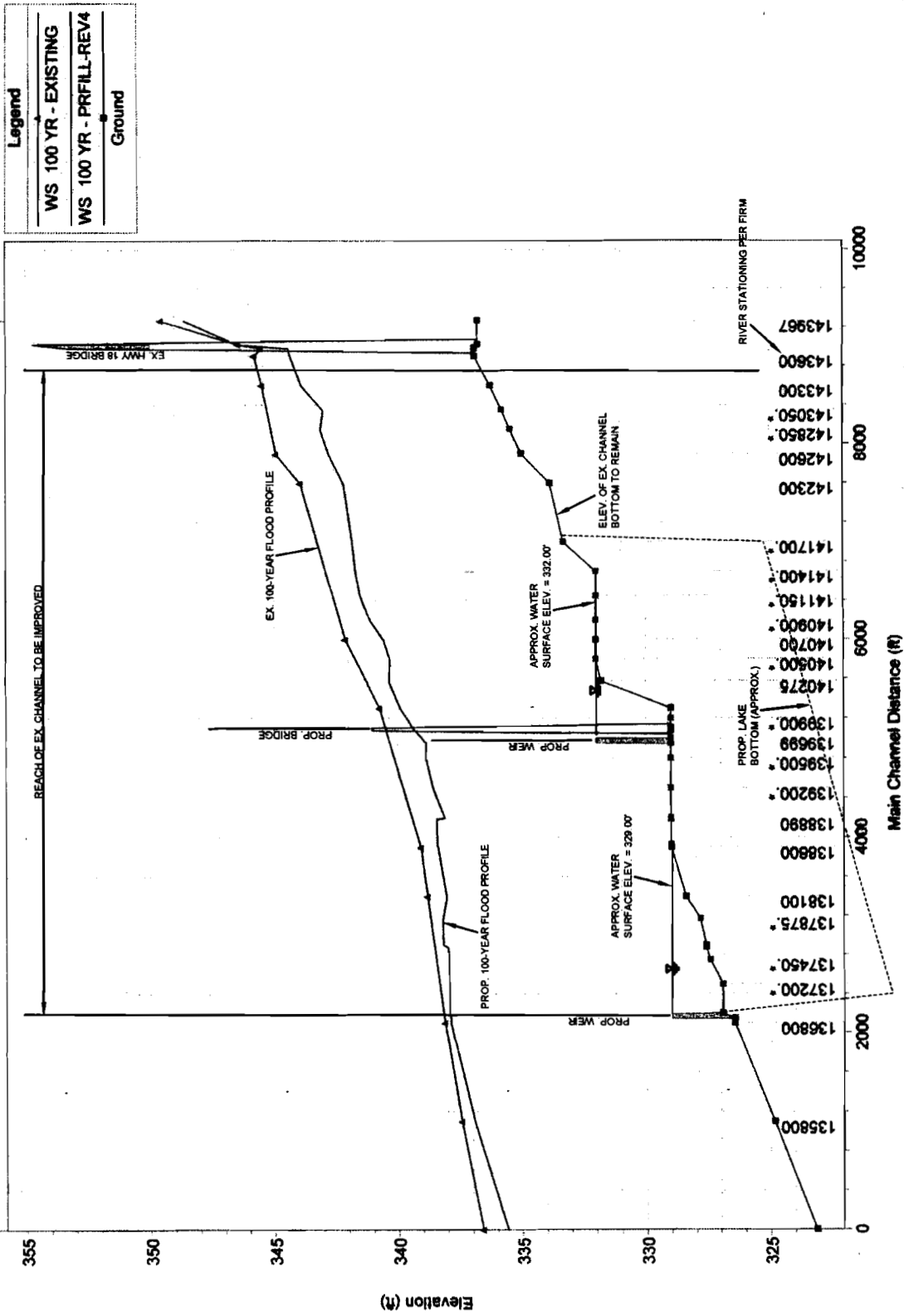
WEIR ELEVATION

CEMVK-OD-FE ASW-MVK-2004-401

WILLIAM D WICKER

RICHLAND CREEK - GREEN HILLS S/D Plan: 1) PRFILL-REV4 6/15/2005 2) EXISTING 3/21/2005

RICHLAND CREEK RICHLAND CREEK



REVISIONS BY DATE DESCRIPTION		EXISTING VS. PROPOSED 100-YEAR WATER SURFACE PROFILE		GREEN HILLS, PHASE I COMMERCIAL / RESIDENTIAL DEVELOPMENT RANKIN COUNTY, MS		MENTOR-ENGINEERS 604 VALLEY DRIVE SUITE 100 RICHMOND, MS 39157 TEL (601) 884-1100 FAX (601) 884-2110		DRAWN BY: C. WICKER CHECKED BY: S. WICKER SCALE: NONE DATE: DEC. 2005 PROJECT NO.: C-1802-01		SHEET NO. 2.1
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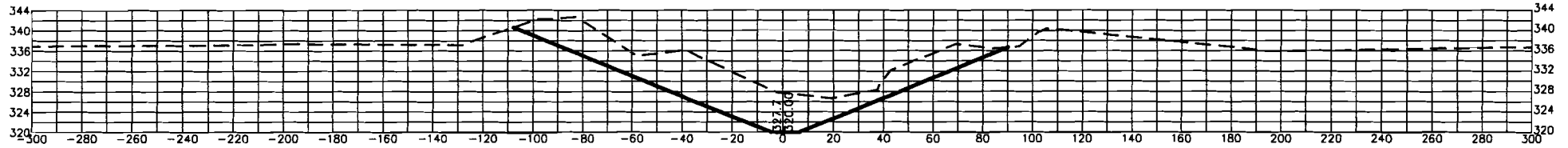
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WILLIAM D WICKER

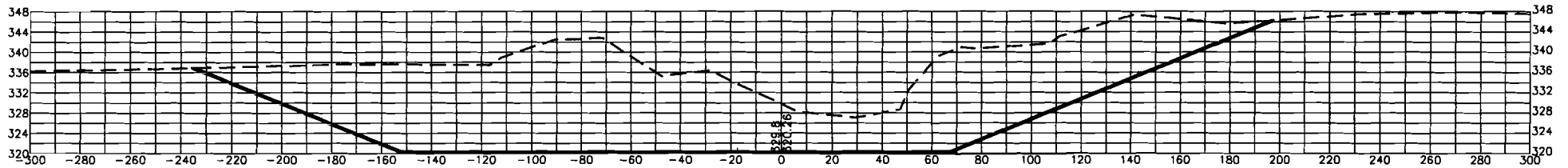
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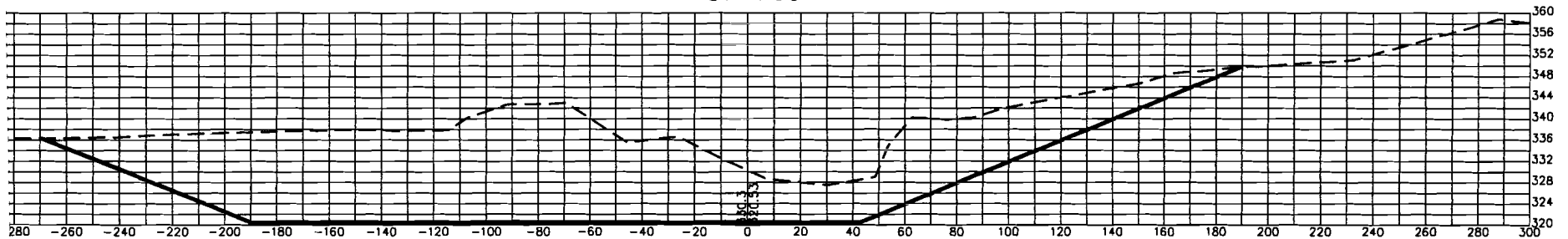
1369+50



1372+00



1374+50



REVISION	BY
DESCRIPTION	

GREEN HILLS
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
RANKIN COUNTY, MS

PROPOSED LAKE CROSS-SECTIONS

PATH: L:\Land Projects\102-11-01\dwg\lake\lake x-sections.dwg



834 WILSON DRIVE
SUITE A
RIDGELAND, MS 39157
TEL (801) 999-5158
FAX (801) 999-5110

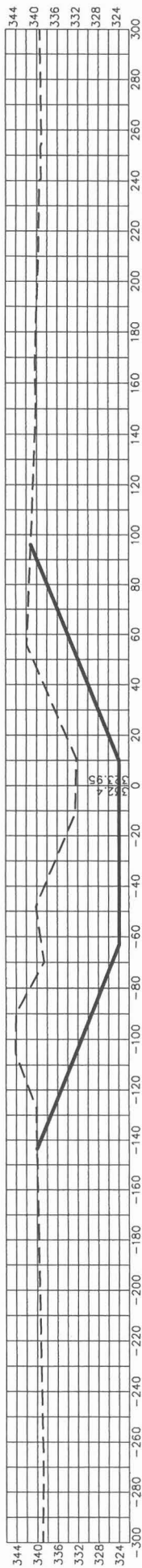
DRAWN BY: C. MOORE
CHECKED BY: A. WELLS
SCALE: NONE
DATE: DEC, 2008
PROJECT NO.: C-102-07-01

SHEET NO
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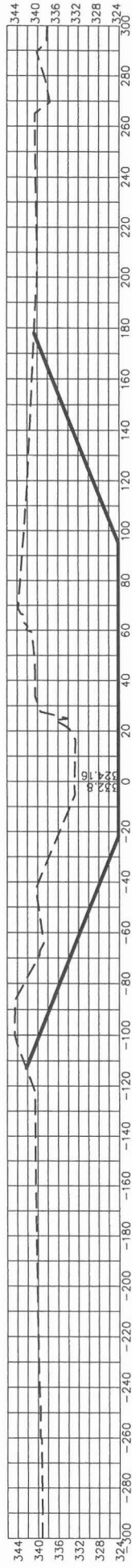
WILLIAM D. WICKER

CEMVK-OD-FE ASW-NVK-2004-401

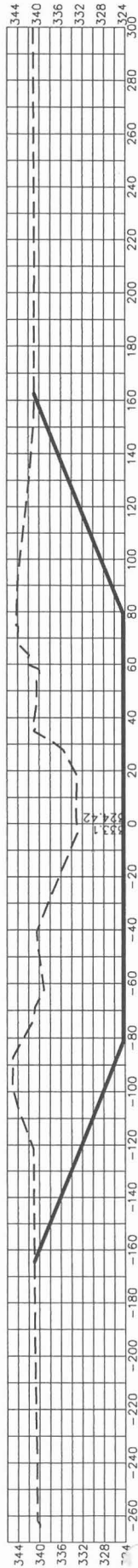
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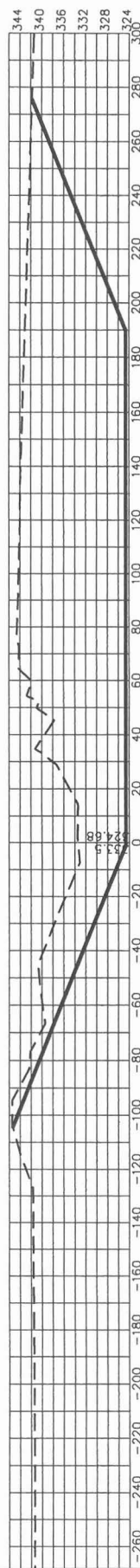
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1411+50



1414+00



CEMVK-OD-FE ASW-MVK-2004-401

WILLIAM D. WICKER

PROPOSED LAKE CROSS-SECTIONS

GREEN HILLS
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
RANKIN COUNTY, MS

REVISIONS	DESCRIPTION	BY

84 WILSON DRIVE
SUITE A
ROSELAND, MS 39157
TEL (601) 899-5158
FAX (601) 899-5110

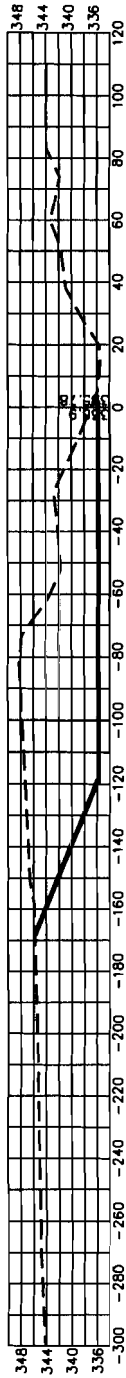


DRAWN BY: C. MOORE
CHECKED BY: S. WELLS
SCALE: NONE
DATE: DEC. 2009
PROJECT NO.: C-1407-01

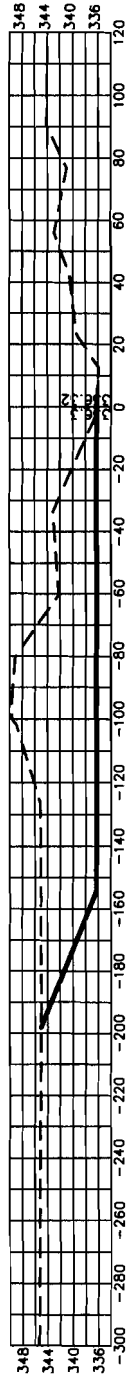
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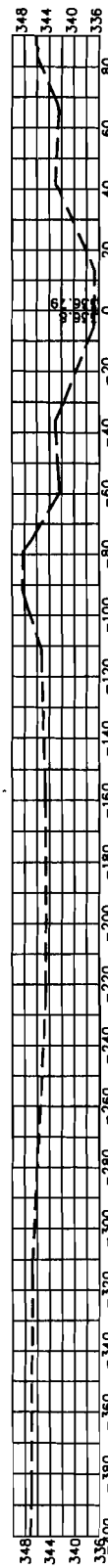
1430+50



1433+00



1435+50



CEMVK-OD-FE ASW-MVK-2004-401

WILLIAM D. WICKER

REVISIONS		BY	
DESCRIPTION			
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